

Run Date: 10/15/18
 Run Time: 01:14 PM

BISCAYNE COVE CONDO ASSN.
 Balance Sheet
 Sub-account: 020 BISCAYNE COVE-TOWER
 As of 09/30/18

		ASSETS	
11001-020	PETTY CASH-TOWER	\$	223.00
11005-020	POPULAR COMM S/A-TOWER 9831		234,253.03
11011-020	M/M COMMUNITY POPULAR TOWER		54,479.79
11029-020	CITY NATIONAL RESVS - TOWER		247,290.84
11030-020	COCONUT GROVE TOWER-ESCROW.		154,917.67
11033-020	BANCO POPULAR TOWER #0408		280,513.59
11035-020	WELLS FARGO TOWER RESERVES		249,410.88
	TOTAL CASH	\$	1,221,088.80
11301-020	A/R MAINTENANCE-TOWER	\$	24,243.01
11302-020	A/R SPECIAL ASSESSMENT-TOWER		6,976.11
11407-020	ALLOWANCE BAD/DEBTS-TOWER		(38,598.01)
	TOTAL ACCOUNTS RECEIVABLE	\$	(7,378.89)
OTHER ASSETS			
11410-020	PREPAID EXPENSE - TOWER	\$	285.00
11411-020	PREPAID INSURANCE-TOWER		205,502.41
11414-020	CAPITAL ASSET GATE		229,552.00
11418-020	LAUNDRY EQUIPMENT-TOWER		69,751.16
11424-020	ACCUMULATED DEP-TOWER		(63,463.00)
	TOTAL OTHER ASSETS	\$	441,627.57
	TOTAL ASSETS	\$	1,655,337.48
LIABILITIES & EQUITY			
LIABILITIES:			
21004-020	ACCRUED EXPENSE - TOWER	\$	10,257.00
21024-020	INSURANCE NOTE		205,502.45
	TOTAL ACCOUNTS PAYABLE & LOANS	\$	215,759.45
22050-020	2018 S/A EXPENSE - TOWER	\$	(134,137.20)
21009-020	PREPAID MAINTENANCE-TOWER		144,965.30
	TOTAL PREPAID & DEFERRED	\$	10,828.10
21016-020	ESCROW-RENTERS-TOWER	\$	155,091.96
21111-020	ESCROW-RENTERS ADJUSTMENT		(828.14)
	TOTAL ESCROW LIABILITY	\$	154,263.82
	TOTAL A/C REPAIR PROJECT	\$.00

Run Date: 10/15/18
Run Time: 01:14 PM

BISCAYNE COVE CONDO ASSN.
Balance Sheet
Sub-account: 020 BISCAYNE COVE-TOWER
As of 09/30/18

TOTAL LIABILITIES		\$	380,851.37
	SPECIAL ASSESSMENT-GARAGE/PLAZA		
21017-020	S/A-GARAGE/PLAZA INCOME	\$	1,073,594.02
21019-020	GARAGE S/A EXPENSE-TOWER		(1,028,124.00)
21021-020	DEFERRED S/A-GARAGE		(231,740.00)
	TOTAL S/A GARAGE/PLAZA	\$	(186,269.98)
	RESERVES:		
23031-020	ELEVATOR RESERVE	\$	52,980.73
23037-020	FURNITURE, FIXTURES & EQUIPMENT		10,728.05
23039-020	PAINT BUILDING EXTERIORS RES.		29,737.50
23055-020	INTERIOR RENOVATION RESERVE		10,942.42
23078-020	MECHANICAL EQUIPMENT RESERVE		38,547.00
23079-020	PLUMBING RESERVES		87,391.99
23080-020	SITE IMPROVEMENT RESERVE		21,963.59
23086-020	HVAC PUMPS REPLACE RESERVE		77,068.16
23088-020	SWIMMING POOL RESERVE		4,872.65
23089-020	REC DECK		34,473.45
23090-020	PAVEMENT RESERVE		41,656.25
23094-020	ROOF COVER REPLACE RESERVE		22,422.16
24002-020	TENNIS/HANDBALL COURTS RESURF.		26,225.14
24105-020	SECURITY RESERVES -TOWER		20,122.12
24999-020	INTEREST INC RESERVES-TOWER		17,570.79
	TOTAL RESERVES	\$	496,702.00
	MONEY MARKET		
25101-020	MONEY MARKET EXPENSE TOWER	\$	64,133.08
	TOTAL MONEY MARKET	\$	64,133.08
	EQUITY:		
27000-020	FUND BALANCE-TOWER	\$	1,270,436.23
27100-020	EQUITY COST CENTER		(299,826.34)
27200-020	PRIOR PERIOD ADJUSTMENT		(97,160.63)
	Current Year Net Income/(Loss)		26,471.75
	TOTAL EQUITY	\$	964,054.09
	TOTAL LIABILITIES & EQUITY	\$	<u><u>1,655,337.48</u></u>

Run Date: 10/15/18
Run Time: 01:54 PM

BISCAYNE COVE CONDO ASSN.
INCOME/EXPENSE STATEMENT
Sub-account: 020 BISCAYNE COVE-TOWER
Period: 09/01/18 to 09/30/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
146,915.09	146,971.21	(56.12)	36001-020 MAINTENANCE-TOWER	1,322,235.81	1,322,740.89	(505.08)	1,763,654.48
41.84	1,750.00	(1,708.16)	36002-020 OTHER INCOME-TOWER	6,987.38	15,750.00	(8,762.62)	21,000.00
.00	416.67	(416.67)	36003-020 OWNERS LEGAL EXPENSES-TOWER	2,960.00	3,750.03	(790.03)	5,000.00
.00	83.33	(83.33)	36004-020 MISC. OWNER CHARGES-TOWER	40.34	749.97	(709.63)	1,000.00
.00	83.33	(83.33)	36006-020 INTEREST INC OWNERS-TOWER	17.39	749.97	(732.58)	1,000.00
150.00	150.00	.00	36007-020 LATE CHARGES OWNERS-TOWER	1,675.00	1,350.00	325.00	1,800.00
.00	54.17	(54.17)	36008-020 VENDING MACHINE INC-TOWER	1,002.80	487.53	515.27	650.00
750.00	916.67	(166.67)	36009-020 SCREENING FEES-TOWER	6,504.00	8,250.03	(1,746.03)	11,000.00
250.00	416.67	(166.67)	36010-020 MOVE INS-OUTS TOWER	3,790.62	3,750.03	40.59	5,000.00
(135.05)	3,916.67	(4,051.72)	36011-020 LAUNDRY INCOME-TOWER	19,534.55	35,250.03	(15,715.48)	47,000.00
245.00	100.00	145.00	36012-020 KEY FOBS-TOWER	2,065.00	900.00	1,165.00	1,200.00
1,475.00	700.00	775.00	36014-020 WORK ORDERS-TOWER	6,852.61	6,300.00	552.61	8,400.00
4,908.00	3,250.00	1,658.00	36016-020 VALET PARKING INCOME-TOWER	32,244.50	29,250.00	2,994.50	39,000.00
4.60	4.17	.43	36023-020 INTEREST INC OPERATING-TOWER	50.55	37.53	13.02	50.00
.00	16.67	(16.67)	36025-020 PARTY ROOM CLEANUP-TOWER	.00	150.03	(150.03)	200.00
6,250.00	6,250.00	.00	36026-020 RESERVE NCOME	56,250.00	56,250.00	.00	75,000.00
<u>160,854.48</u>	<u>165,079.56</u>	<u>(4,225.08)</u>	TOTAL INCOME	<u>1,462,210.55</u>	<u>1,485,716.04</u>	<u>(23,505.49)</u>	<u>1,980,954.48</u>
EXPENSES							
GENERAL & ADMINISTRATIVE							
(254.78)	83.33	338.11	43754-020 OFFICE EXPENSES-TOWER	(1,193.19)	749.97	1,943.16	1,000.00
5,635.21	833.33	(4,801.88)	43830-020 OWNER'S DAMAGE CLAIMS-TOWER	11,403.40	7,499.97	(3,903.43)	10,000.00
833.30	833.33	.03	43862-020 BAD DEBTS-TOWER	6,666.40	7,499.97	833.57	10,000.00
<u>6,213.73</u>	<u>1,749.99</u>	<u>(4,463.74)</u>	GENERAL & ADMINISTRATIV	<u>16,876.61</u>	<u>15,749.91</u>	<u>(1,126.70)</u>	<u>21,000.00</u>
INSURANCE							
3,451.01	3,516.79	65.78	43820-020 GENERAL LIABILITY-TOWER	29,503.99	31,651.11	2,147.12	42,201.43
3,751.67	4,347.70	596.03	43821-020 FLOOD INSURANCE-TOWER	33,122.08	39,129.30	6,007.22	52,172.40
16,618.05	20,248.68	3,630.63	43823-020 WINDSTORM INSURANCE	158,488.65	182,238.12	23,749.47	242,984.21
299.10	299.17	.07	53822-020 UMBRELLA - TOWER	2,620.65	2,692.53	71.88	3,590.07
191.63	197.27	5.64	53824-020 BOILER INSURANCE - TOWER	1,705.92	1,775.43	69.51	2,367.23
351.79	282.77	(69.02)	53825-020 DIRECTORS & OFRS. - TOWER	2,692.46	2,544.93	(147.53)	3,393.22
99.56	104.54	4.98	53826-020 FIDELITY - TOWER	896.04	940.86	44.82	1,254.48
925.00	965.07	40.07	53828-020 GLASS INSURANCE-TOWER	8,325.00	8,685.63	360.63	11,580.80
<u>25,687.81</u>	<u>29,961.99</u>	<u>4,274.18</u>	INSURANCE	<u>237,354.79</u>	<u>269,657.91</u>	<u>32,303.12</u>	<u>359,543.84</u>
PROPERTY OPERATIONS							
709.31	931.67	222.36	43789-020 JANITORIAL SUPPLIES-TOWER	6,888.76	8,385.03	1,496.27	11,180.00
.00	583.33	583.33	43806-020 FIRE EQUIP.MAINT-TOWER	7,708.31	5,249.97	(2,458.34)	7,000.00
.00	208.33	208.33	43809-020 MAINTENANCE SUPPLIES-TOWER	3,706.76	1,874.97	(1,831.79)	2,500.00
.00	50.00	50.00	43811-020 PAINT SUPPLIES-TOWER	297.00	450.00	153.00	600.00
.00	41.67	41.67	43828-020 PLUMBING SUPPLIES	148.56	375.03	226.47	500.00
.00	125.00	125.00	43835-020 SECURITY EQUIP.-TOWER	2,401.10	1,125.00	(1,276.10)	1,500.00
.00	125.00	125.00	43857-020 MISC-EXPENSE-WAHSER/DRYERS R	.00	1,125.00	1,125.00	1,500.00

Run Date: 10/15/18
 Run Time: 01:54 PM

BISCAYNE COVE CONDO ASSN.
INCOME/EXPENSE STATEMENT
 Sub-account: 020 BISCAYNE COVE-TOWER
 Period: 09/01/18 to 09/30/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
.00	8.33	8.33	43858-020 MISC EXPENSE TOWER	.00	74.97	74.97	100.00
.00	125.00	125.00	43869-020 EMERGENCY EQUIP MAINT.-TOWER	1,126.90	1,125.00	(1.90)	1,500.00
.00	166.67	166.67	43885-020 GYM EQUIPMENT - TOWER	1,955.00	1,500.03	(454.97)	2,000.00
<u>709.31</u>	<u>2,365.00</u>	<u>1,655.69</u>	PROPERTY OPERATIONS	<u>24,232.39</u>	<u>21,285.00</u>	<u>(2,947.39)</u>	<u>28,380.00</u>
PROFESSIONAL SERVICES							
285.00	1,041.67	756.67	43793-020 OUTSIDE AIR COND.CONTRACTOR	3,789.00	9,375.03	5,586.03	12,500.00
.00	166.67	166.67	43808-020 OUTSIDE CONTRACTOR-TOWER	5,134.27	1,500.03	(3,634.24)	2,000.00
357.00	208.33	(148.67)	43814-020 OUTSIDE PLUMB/CONTRACT-TOWER	1,952.00	1,874.97	(77.03)	2,500.00
.00	150.00	150.00	43815-020 OUTSIDE ELECTRICAL CONTRACTO	1,683.23	1,350.00	(333.23)	1,800.00
.00	258.33	258.33	43816-020 COOLING TOWER MAINT.-TOWER	3,363.00	2,324.97	(1,038.03)	3,100.00
.00	250.00	250.00	43818-020 OUTSIDE LABOR	3,799.64	2,250.00	(1,549.64)	3,000.00
.00	875.00	875.00	43819-020 ENGINEER CONSULTANTS-TOWER	1,200.00	7,875.00	6,675.00	10,500.00
319.00	528.33	209.33	43841-020 LEGAL-TOWER	7,071.34	4,754.97	(2,316.37)	6,340.00
<u>961.00</u>	<u>3,478.33</u>	<u>2,517.33</u>	PROFESSIONAL SERVICES	<u>27,992.48</u>	<u>31,304.97</u>	<u>3,312.49</u>	<u>41,740.00</u>
CONTRACTED SERVICES							
1,763.77	1,666.67	(97.10)	43778-020 WASTE REMOVAL-TOWER	17,159.04	15,000.03	(2,159.01)	20,000.00
325.00	325.00	.00	43795-020 A/C WATER TREATMENT-TOWER	2,925.00	2,925.00	.00	3,900.00
646.60	716.67	70.07	43786-020 PEST CONTROL-TOWER	5,819.40	6,450.03	630.63	8,600.00
4,121.78	2,083.33	(2,038.45)	43801-020 ELEVATOR-TOWER	24,560.01	18,749.97	(5,810.04)	25,000.00
10,097.08	10,053.12	(43.96)	43836-020 CABLE TV-TOWER	96,782.73	90,478.08	(6,304.65)	120,637.44
13,366.32	13,500.00	133.68	43855-020 VALET PARKING CONTR.-TOWER	120,666.88	121,500.00	833.12	162,000.00
<u>30,320.55</u>	<u>28,344.79</u>	<u>(1,975.76)</u>	CONTRACTED SERVICES	<u>267,913.06</u>	<u>255,103.11</u>	<u>(12,809.95)</u>	<u>340,137.44</u>
UTILITIES							
75.43	62.50	(12.93)	43750-020 TELEPHONE-TOWER	676.71	562.50	(114.21)	750.00
10,256.51	11,000.00	743.49	43775-020 ELECTRICITY-TOWER	88,821.32	99,000.00	10,178.68	132,000.00
1,220.09	1,333.33	113.24	43776-020 GAS EXPENSE-TOWER	12,887.60	11,999.97	(887.63)	16,000.00
7,997.67	8,916.67	919.00	43777-020 WATER EXPENSES-TOWER	82,358.97	80,250.03	(2,108.94)	107,000.00
2,695.19	3,500.00	804.81	43779-020 SEWER EXPENSES-TOWER	37,296.01	31,500.00	(5,796.01)	42,000.00
<u>22,244.89</u>	<u>24,812.50</u>	<u>2,567.61</u>	UTILITIES	<u>222,040.61</u>	<u>223,312.50</u>	<u>1,271.89</u>	<u>297,750.00</u>
OTHER EXPENSES							
.00	233.33	233.33	43875-020 CONTINGENCY FUND-TOWER	.00	2,099.97	2,099.97	2,600.00
59,746.82	66,216.93	6,470.11	49000-020 TOWER - COMMON AREA FUNDING	582,222.86	595,952.37	13,729.51	794,603.20
.00	1,666.67	1,666.67	49395-020 SPECIAL PROJECT	856.00	15,000.03	14,144.03	20,000.00
<u>59,746.82</u>	<u>68,116.93</u>	<u>8,370.11</u>	TOTAL OTHER EXPENSES	<u>583,078.86</u>	<u>613,052.37</u>	<u>29,973.51</u>	<u>817,403.20</u>
RESERVE CONTRIBUTION							
6,250.00	6,250.00	.00	43874-020 TRANSFER TO RESERVE-TOWER	56,250.00	56,250.00	.00	75,000.00
<u>6,250.00</u>	<u>6,250.00</u>	<u>.00</u>	TOTAL RESERVE TRANSFER	<u>56,250.00</u>	<u>56,250.00</u>	<u>.00</u>	<u>75,000.00</u>
<u>152,134.11</u>	<u>165,079.53</u>	<u>12,945.42</u>	TOTAL EXPENSE WITH RESERVES	<u>1,435,738.80</u>	<u>1,485,715.77</u>	<u>49,976.97</u>	<u>1,980,954.48</u>
<u>8,720.37</u>	<u>.03</u>	<u>8,720.34</u>	CURRENT YEAR INCOME/LOSS	<u>26,471.75</u>	<u>.27</u>	<u>26,471.48</u>	<u>.00</u>